



Town & Country

Manor Farm Luton Road, Caddington

Offers Over £725,000



Manor Farm Luton Road

Caddington, Luton

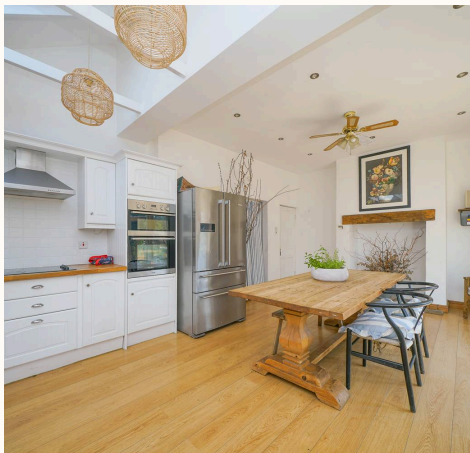
- Fabulous Period Farmhouse Located in Caddington Village
- Formal Living Room With Feature Fireplace
- Family Room With Feature Fireplace
- Kitchen and Dining Room Fireplace & Garden Access
- Feature Hallway With Tiled Floors & Expansive Stairs
- Primary Bedroom With Ensuite & Dressing Room
- Second Bedroom With Ensuite
- Two Further Double Bedrooms & Family Bathroom
- Utility Room & Downstairs Bathroom & Second Hallway
- Wrap Around Garden With Storage & Driveway Parking For Multiple Vehicles

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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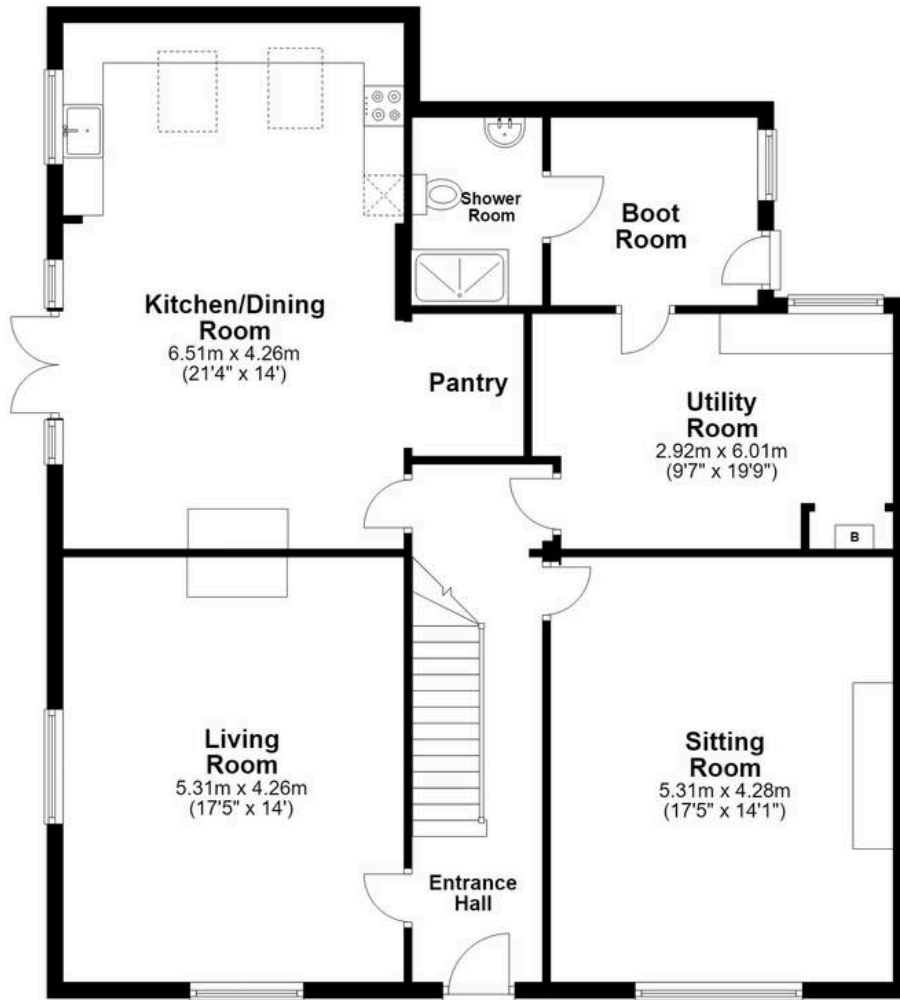
This exceptional four bedroom period farmhouse is situated in the heart of Caddington Village and offers a unique blend of traditional character and contemporary comfort across its generous layout.

Upon entering, you are welcomed by a striking feature hallway with elegant tiled floors and an expansive staircase, setting the tone for the rest of the home. The formal living room boasts a beautiful feature fireplace, providing a warm and inviting space for entertaining or relaxation, while the adjacent family room also benefits from its own fireplace, creating a cosy atmosphere ideal for family gatherings. The kitchen and dining room, complete with a fireplace, vaulted ceiling and convenient garden access, is well-appointed for both every-day living and special occasions, offering ample space for culinary pursuits and dining. The property's thoughtful design extends to a practical utility room, a downstairs bathroom, and a second hallway, ensuring flexibility and convenience for modern family life. Upstairs, the impressive primary bedroom features a luxurious ensuite and a generous dressing room (perfect for those seeking a private retreat), while the second bedroom also enjoys the benefit of an ensuite, providing comfort and privacy for guests or family members. Two further double bedrooms are serviced by a stylish family bathroom, making this home ideal for larger families or those requiring additional space for home working or hobbies. Throughout, the property retains many charming period features, complemented by tasteful updates that enhance both function and style.



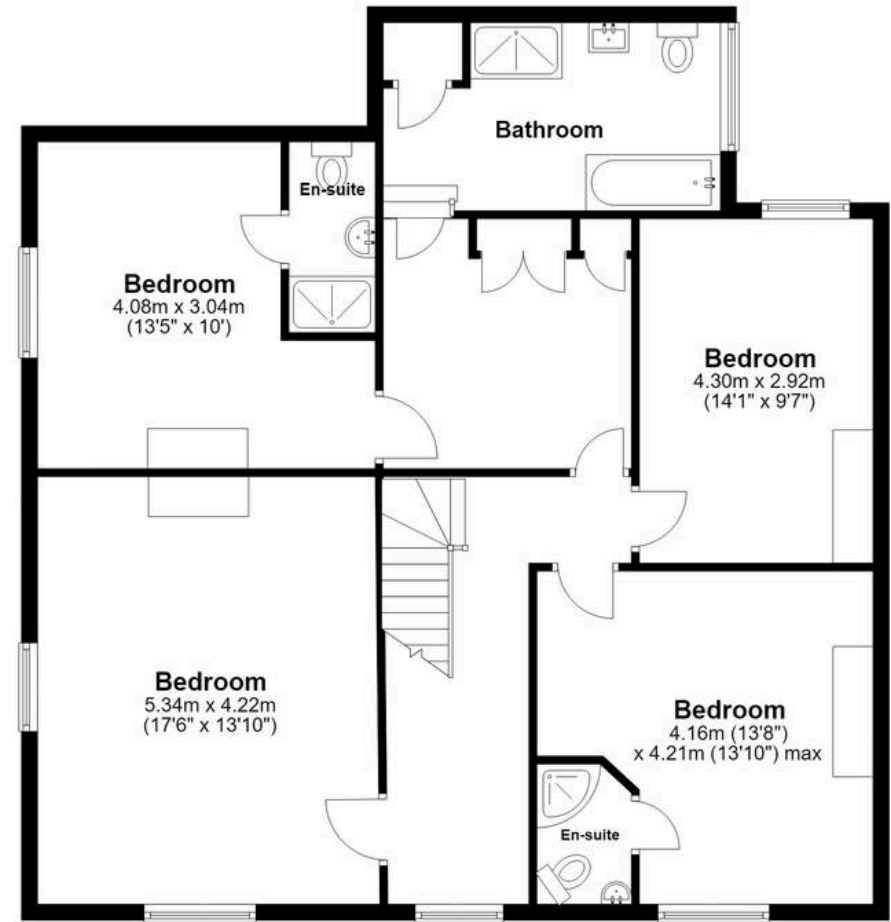
Ground Floor

Approx. 111.6 sq. metres (1201.2 sq. feet)



First Floor

Approx. 103.7 sq. metres (1116.5 sq. feet)



Total area: approx. 215.3 sq. metres (2317.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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